City of Tulsa Planning Commission
Special Meeting

Minutes of Meeting No. 4
Wednesday, October 21, 2026, 1:00 p.m.

Tulsa City Council Chamber, 175 E. 2nd St., Tulsa, OK 74103

The notice and agenda of said meeting were posted in the City Clerk's office on October 14, 2026 at 2:52 p.m.

Members Present: Bulmash, Garcia, Humphrey, Krug, Walker
Members Absent: Hood, Shivel, Turner-Addison
Staff Present: Austin Chapman, Nathan Foster, Susan Miller, Kim Sawyer, Jeff Stephens

After declaring a quorum present, Chair Walker called the meeting to order at 1:00 p.m.

Reports

Chairperson's Report None

Director's Report: Ms. Miller reminded Commissioners that there would be a work session on November 4, 2026, at 10:00am in the 3rd floor presentation room at City Hall. She stated that some of the items to be discussed are general zoning code amendments, housing and open space amendments, data center amendments, Historic Preservation related items regarding demolition and guidelines, and concepts for amendments to the subdivision and development regulations.

Approval of Minutes

1. Minutes from Meeting No. 3, October 7, 2026
Motion: Approval of the minutes of Meeting No. 3 from October 7, 2026.
Motion by: Walker Second by: Humphrey
Vote: 3-0-2
Ayes: Humphrey, Krug, Walker
Nays: none
Abstentions: Bulmash, Garcia
Absent: Hood, Shivel, Turner-Addison

DRAFT

Consent Agenda

2. PUD-705-4

Location: East of the northeast corner of East Reading Street and North Peoria Avenue
City Council District: 1
Applicant: Mike Thedford, Wallace Design Collective

Action Requested
PUD Minor Amendment to permit a drive-through ATM

Staff Recommendation
The applicant is proposing to add a drive through ATM to the subject property. The property permits financial services, but the PUD was approved in a previous version of the zoning code which did not separate drive through as distinct use. This minor amendment clarifies that a drive through ATM will be allowed on the property.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Staff has reviewed the request and determined:

1) PUD-705-4 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-705-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-705.

3) All remaining development standards defined in PUD-705 and subsequent amendments shall remain in effect.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Multiple Use. **Multiple Use** areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	RS-3/HNO/NIO	Neighborhood	Residential
East	RM-2/HNO/NIO	Neighborhood	Residential
South	CS/ NIO	Multiple Use	Shopping center
West	CS/PUD-705/ HNO/NIO	Multiple Use	Grocery Store

Small Area Plans
The subject properties are located in the Unity Heritage Sector Plan.

Development Era
The subject property is located in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses

like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation
Major Street & Highway Plan:

- North Peoria Avenue is a Secondary arterial: All Right of way is in Place.

Comprehensive Plan Street Designation: N/A.

Transit: Property has direct service to the BRT system.

Environmental Considerations
Flood Area: The subject property is outside any flood hazard area.

Tree Canopy Coverage: Tree canopy in the area is less than 10%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A.

Property Description
Lot 2, Block 1, THE SHOPPES ON PEORIA RESUB LTS 7-10 BLK 1 T. DICKSON ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Commission Action

Motion: Approve Consent Agenda item 2, per staff's recommendation.
Motion by: Walker Second by: Bulmash
Vote: 5-0-0
Ayes: Bulmash, Garcia, Humphrey, Krug, Walker
Nays: none
Abstentions: none
Absent: Hood, Shivel, Turner-Addison

DRAFT

Public Hearing – Rezoning

3. Z-7769-a

Location: North of the northeast corner of East 11th Street South and South 145th East Avenue
City Council District: 6
Applicant: Lou Reynolds, Eller & Detrich, P.C.

Action Requested
ODP Minor Amendment to add Outdoor Equipment & Materials Storage as a permitted use and provide additional landscaping standards.

Staff Recommendation
The applicant is proposing a minor amendment to add Outdoor Storage as an approved use to the development plan. An additional landscaping buffer is being proposed to require one tree per twenty linear feet of edge when adjacent to an outdoor and material storage area. Staff and Planning Commission recommended denial of Z-7769 and the associated Comprehensive Plan Amendment, CPA-110, to change the Land Use Designation from Neighborhood to Employment. The rezoning was appealed to City Council and approved, the CPA was not approved, and the land use designation remains neighborhood.

In their approval of Z-7769, the City Council removed Outdoor Equipment and Material Storage as a permitted use. Per sec. 70.040-I.b of the Tulsa Zoning Code, this minor amendment will require review by the City Council as it was a condition imposed by the Council.

Staff have reviewed the request and determined:

Z-7769-a represents a significant deviation from the approved development standards which prohibited outdoor equipment and materials storage as a condition of approval of IL zoning.

With consideration given to the factors listed herein, staff recommends **denial** of the application.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Neighborhood. **Neighborhoods** are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	IL	Employment	Industrial
East	AG	Neighborhood	Agriculture
South	AG	Neighborhood	Agriculture
West	RS-4	Neighborhood	Agriculture

Small Area Plans
The subject property is not located inside a Small Area plan area.

Development Era
These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation
Major Street & Highway Plan:

- South 145th East Avenue: Primary Arterial. Right -of-way is being dedicated as a part the Pawnee Industrial Plat.

Comprehensive Plan Street Designation: None

Transit: Not served

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None.

Environmental Considerations
Flood Area: The subject property contains City of Tulsa regulatory floodplain which is being addressed through the proposed Pawnee Industrial Plat.

Tree Canopy Coverage: Tree canopy in the area is less than 10%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Speakers
None

Commissioner Comments
Mr. Walker asked if outdoor storage is allowed by right in IM.

Staff stated "yes".

Mr. Bulmash asked if Planning Commission denied the application would it still go to City council and would they have the right to approve it.

Staff stated the applicant would need to appeal the denial and then it would move to City Council for final vote.

Applicant Comments
Lou Reynolds 2727 E. 21st Street, Tulsa, OK stated that between the first reading and the second reading of the ordinance a former City Councilor suggested that the Outdoor Storage use be removed and other councilors went along with it. He presented the case to show what the outdoor storage would look like.

Mr. Bulmash stated that since it was City Council that removed the outdoor storage use, they should be the one that approves the change.

A motion was made by Bulmash to deny Z-7769-a, per staff recommendation. The motion was not seconded and therefore failed.

A motion was then made to approve Z-7769-a, and seconded, that motion passed.

Commission Action

Motion: Recommend Approval of the ODP Minor Amendment Z-7769-a.
Motion by: Walker Second by: Humphrey
Vote: 3-2-0
Ayes: Humphrey, Krug, Walker
Nays: Bulmash, Garcia,
Abstentions: none
Absent: Hood, Shivel, Turner-Addison

Property Description

The North Half (N/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section 3, Township 19 North, Range 14 East, City of Tulsa, Tulsa County, State of Oklahoma

DRAFT

Items 4 and 6 were presented together.

4. Z-7874 (Related to CPA-133)

Location: North and west of the northwest corner of East Skelly Drive and South Columbia Place
City Council District: 9
Applicant: Stuart VanDeWiele

Action Requested
Rezoning from RS-1 to OM

Staff Recommendation
The applicant is proposing to rezone the subject property from RS-1 to OM. The application consists of a remnant parcel which is just under 4000 square feet and has historically been used in conjunction with the adjacent office tract along East Skelly Drive.

The property has been used as a drive aisle connecting parking areas around the office development that existed on the site for over 50 years. The larger property and the subject property of this application were recently purchased and are undergoing redevelopment for new offices. The applicant is proposing the rezoning to align the zoning districts for the entire site and formally incorporate the remnant parcel into the larger property.

Concurrent with the rezoning application, the applicant has requested an amendment to the land use plan from neighborhood to multiple use to support the request for OM zoning. Given the historic use of the property and the minor increase in OM-zoned areas, staff supports the request for the land use amendment.

The OM district is consistent with the multiple use designation and the zoning of the immediate area.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan
The applicant has filed a concurrent application (CPA-133) to amend the land use plan for the subject property.

Existing:
Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed:
Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	RS-1	Neighborhood	Residential
East	OM	Multiple Use	Office
South	OM	Multiple Use	Office

West	RS-1	Neighborhood	Residential

Small Area Plans
The subject property is not located within any adopted small area plans.

Development Era
The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation
Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environmental Considerations
Flood Area: The subject property does not contain any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 46%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Zoning History
Ordinance 11823, dated June 26, 1970, established zoning for the subject property.

Applicant Comments
The applicant indicated their agreement with staff's recommendation.

Speakers
None

Commission Action
Motion: Recommend approval of the OM zoning, per staff's recommendation.
Motion by: Walker Second by: Humphrey
Vote: 5-0-0
Ayes: Bulmash, Garcia, Humphrey, Krug, Walker
Nays: none
Abstentions: none
Absent: Hood, Shivel, Turner-Addison

DRAFT

Property Description

A TRACT OF LAND THAT IS A PART OF LOT THREE (3), IN BLOCK ONE (1), IN SOUTH LEWIS VIEW, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 952, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT THREE (3), BLOCK ONE (1), SOUTH LEWIS VIEW ADDITION; THENCE NORTH ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 27 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 82 FEET; THENCE WEST PARALLEL TO AND 18 FEET NORTH OF THE SOUTH LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 70 FEET TO A POINT 97 FEET WEST AND 18 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT THREE (3), SAID POINT BEING 108 FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT THREE (3) INTO THE SOUTHEAST COMER THEREOF AND THE POINT OF BEGINNING.

DRAFT

5. Z-7875

Location: East of the southeast corner of East 10th Street South and South Lewis Avenue
City Council District: 4
Applicant: Lance Davis, 66 Engineer Group

Action(s) Requested:
Rezoning from RM-2 to CH

Staff Recommendation
The applicant is proposing to rezone the subject properties from RM-2 to CH to support a larger commercial development that includes the properties to the south which are already zoned CH and have frontage along East 11th Street South.

The extension of CH to the properties to the north would create a consistent zoning district for all properties to be included in the development and is supported by the Tulsa Comprehensive Plan which designates the subject properties for multiple use. The CH zoning is consistent with the existing zoning pattern in the area including the properties immediately west and south which are already zoned CH.

The Kendall Whittier Sector Plan, adopted in November of 2016, supports the request for commercial zoning at this location. Specifically, Goal 6 recommends transforming key corridors and states the following in Goal 6.4:

"Utilize zoning regulations and incentives to allow for the acquisition and redevelopment of residential lots on the south side of 10th Street between Lewis Avenue and Columbia Avenue for commercial uses along 11th Street with a full-block lot depth."

CH allows for a mixture of uses and higher density development which is encouraged along urban arterial streets like East 11th Street which already provide a range of transportation options including sidewalks, bike lanes, and regular route bus service. East 11th Street is also designated for a future expansion of the bus rapid transit system which would be supported by more walkable, high density, transit-oriented development as allowed in the CH district.

New development on the subject property would complement the existing development pattern in the area which includes the newly constructed NOMA apartments and the redevelopment of the Market District near Mother Road Market.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as multiple use. **Multiple Use** areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

DRAFT

Surrounding Properties:

Location	Existing Zoning/Overlay	Existing Land Use Designation	Existing Use
North	RM-2/RT66	Multiple Use/Neighborhood	Residential
East	RM-2/RT66	Multiple Use	Multifamily Residential
South	CH/RT66	Multiple Use	Commercial
West	CH/RT66	Multiple Use	Parking

Small Area Plans
The subject properties are included in the Kendall Whittier Sector Plan.

Development Era
The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation
Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: None

Environmental Considerations
Flood Area: The subject properties are not located within any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 8%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History
Ordinance 11815, dated June 26, 1970, established zoning for the subject property.

Applicant Comments
Applicant indicated their agreement with staff's recommendation.

Speakers
None

Commissioner Comments
None

DRAFT

Commission Action

Motion: Recommend approval of the CH zoning, per staff's recommendation.
Motion by: Walker Second by: Bulmash
Vote: 5-0-0
Ayes: Bulmash, Garcia, Humphrey, Krug, Walker
Nays: none
Abstentions: none
Absent: Hood, Shivel, Turner-Addison

Property Description

Parcel ID: 18550-93-05-12280 - defined as Legal: W331/3 LT 2 BLK 4, Section: 05 Township: 19 Range: 13
Parcel ID: 18550-93-05-12290 - defined as Legal: E. 331/3 LT 2 BLK 4, Section: 05 Township: 19 Range: 13
Parcel ID: 18550-93-05-12300 - defined as Legal: E. 331/3 W. 662/3 LT 2 BLK 4, Section: 05 Township: 19 Range: 13
Parcel ID: 18550-93-05-12310 - defined as Legal: W.1/2 LT 3 BLK 4, Section: 05 Township: 19 Range: 13
Parcel ID: 18550-93-05-12320- defined as Legal: E. 1/2 LT 3 BLK 4, Section: 05 Township: 19 Range: 13

DRAFT

Public Hearing – Comprehensive Plan Amendments

6. CPA-133 (Related to Z-7874)

Location: North and west of the northwest corner of East Skelly Drive and South Columbia Place
City Council District: 9
Applicant: Stuart VanDeWiele

Action Requested
Change Land Use designation from Neighborhood to Multiple Use

Staff Recommendation
The applicant is proposing a comprehensive plan amendment for ± 0.09 acres to be changed from Neighborhood to Multiple Use.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

1) How have conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant:
The parcel in question has been used in conjunction with the adjoining office building for several decades (perhaps since constructed in 1971). The dilapidated office building has been vacant for nearly 10 years and is being torn down to allow for redevelopment of a new office park. The applicant expects the parcel to be used as green space for the adjoining (new) offices.

Staff Response:
Staff agrees that the subject site has been used in conjunction with the adjoining office building for many years, and no change in the site's actual use is being proposed.

2) How have changes affected the subject site to warrant the proposed amendment?

Applicant:
The proposal is to match historic and planned / redeveloped use into conformity with one another.

Staff Response:
Staff agrees that the proposal brings the subject site in line with its historical use.

3) How the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant:

DRAFT

This corridor is designated for multiple use, and the rezoning will allow for the organized logical redevelopment of a dilapidated building on a very visible corridor.

Staff Response:

Future Land Use

- GOAL LU 1 – Tulsa's land use decisions promote fiscal stability and move the city towards the community's vision.
    - STRATEGY LU 9.2 - Support and incentivize adaptive reuse of buildings, infill development, and brownfield redevelopment.
- GOAL LU 10 - Future growth is balanced with the ability to provide public services and infrastructure.
    - STRATEGY LU 10.2 - Prioritize compact development and infill development for more efficient use of existing infrastructure and services.

Transportation

- ACTION TR 5.2.1 - Encourage compact and infill development to optimize the use of existing infrastructure.

Economic Development

- ACTION ED 5.4.1 - Prioritize commercial, retail, and industrial uses along highways to capitalize on the high level of transportation access and to mitigate against the negative health impacts of sensitive land uses being exposed to highway pollution.

Environment and Natural Resources

- STRATEGY EN 6.2 - Promote the adaptive use of existing buildings, infill development, and Brownfield development as effective sustainability practices that take development pressure off of undeveloped areas.

Public Services

- GOAL PS 1 - Tulsa's land use pattern enables efficient and cost-effective distribution of public services.
    - STRATEGY PS 1.3 - Encourage infill development or development that is currently served by existing City services and infrastructure.

Staff Response:

Staff agrees that the subject site has served as a part of the adjoining office development for many years. No change in the actual use is taking place, and the proposed "Multiple use" designation is consistent with the comprehensive plan.

DRAFT

Concluding Statement:
With consideration given to the factors listed herein, staff recommends **approval** of the proposed land use designation.

Land Use Plan Designation

Existing:
Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Proposed:
Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	RS-1	Neighborhood	Residential
East	OM	Multiple Use	Office
South	OM	Multiple Use	Office
West	RS-1	Neighborhood	Residential

Small Area Plans
The subject property is not in a Small Area Plan.

Development Era
The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

DRAFT

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Applicant Comments
Applicant indicated their agreement with staff's recommendation.

Speakers
None

Commissioner Comments
None

Commission Action
Motion: To adopt CPA-133, changing the Land Use designation to Multiple Use, per staff's recommendation.
Motion by: Walker Second by: Bulmash
Vote: 5-0-0
Ayes: Bulmash, Garcia, Humphrey, Krug, Walker
Nays: none
Abstentions: none
Absent: Hood, Shivel, Turner-Addison

Property Description
A TRACT OF LAND THAT IS A PART OF LOT THREE (3), IN BLOCK ONE (1), IN SOUTH LEWIS VIEW, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 952, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT THREE (3), BLOCK ONE (1), SOUTH LEWIS VIEW ADDITION; THENCE NORTH ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 27 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 82 FEET; THENCE WEST PARALLEL TO AND 18 FEET NORTH OF THE SOUTH LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 70 FEET TO A POINT 97 FEET WEST AND 18 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT THREE (3), SAID POINT BEING 108 FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT THREE (3) INTO THE SOUTHEAST COMER THEREOF AND THE POINT OF BEGINNING.

DRAFT

Other Business

7. Commissioners' Comments
None

Adjournment

Commission Action
Motion: Adjourn
Motion by: Walker Second by: Krug
Vote: 5-0-0
Ayes: Bulmash, Garcia, Humphrey, Krug, Walker
Nays: none
Abstentions: none
Absent: Hood, Shivel, Turner-Addison

There being no further business, the meeting adjourned at 1:18 p.m.

DRAFT